039.0	0002	0009.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	789,100 /	789,100
					USE VALUE:	789,100 /	789,100
					ASSESSED:	789,100 /	789,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9	-11	PATRICK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC NULTY RITA
Owner 2:	
Owner 3:	
Street 1:	C/O JOHN O`CONNELL
Street 2:	47 AUBURN ST
Twn/City:	MEDFORD
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02155 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,512 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1955, having primarily Vinyl Exterior and 2170 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7512.000	376,100		413,000	789,100
Total Card	0.172	376,100		413,000	789,100
Total Parcel	0.172	376,100		413,000	789,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.64 | /Parcel: 363.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	25715
GIS Ref	
GIS Ref	
Insp Date	12/06/18

!3192!

PREVIOUS ASSESSMENT

Parcel ID: 039.0-0002-0009.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	376,100	0	7,512.	413,000	789,100	789,100	Year End Roll	12/18/2019
2019	104	FV	338,900	0	7,512.	374,300	713,200	713,200	Year End Roll	1/3/2019
2018	104	FV	338,900	0	7,512.	354,900	693,800	693,800	Year End Roll	12/20/2017
2017	104	FV	316,900	0	7,512.	309,800	626,700	626,700	Year End Roll	1/3/2017
2016	104	FV	316,900	0	7,512.	264,600	581,500	581,500	Year End	1/4/2016
2015	104	FV	280,700	0	7,512.	245,200	525,900	525,900	Year End Roll	12/11/2014
2014	104	FV	280,700	0	7,512.	203,300	484,000	484,000	Year End Roll	12/16/2013
2013	104	FV	292,700	0	7,512.	193,600	486,300	486,300		12/13/2012

PRINT

Date	Time
12/10/20	18:30:12

LAST REV

Date	Time
11/12/19	11:50:00
jorourke	
3192	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	788-22		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	25715
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/7/2008	1277	New Wind	16,500					

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2018	MEAS&NOTICE	CC	Chris C
1/15/2009	Meas/Inspect	294	PATRIOT
3/31/2000	Inspected	264	PATRIOT
3/1/2000	Measured	197	PATRIOT
8/19/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7512		Sq. Ft.	Site		0	64.	0.86	3									413,033						413,000	

Total AC/HA: 0.17245 | Total SF/SM: 7512 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 413,033 | Spl Credit | Total: 413,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.35000002
Const Adj.:	0.99287075
Adj $ / SQ:	227.864
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	545122
Depreciation:	168988
Depreciated Total:	376134

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

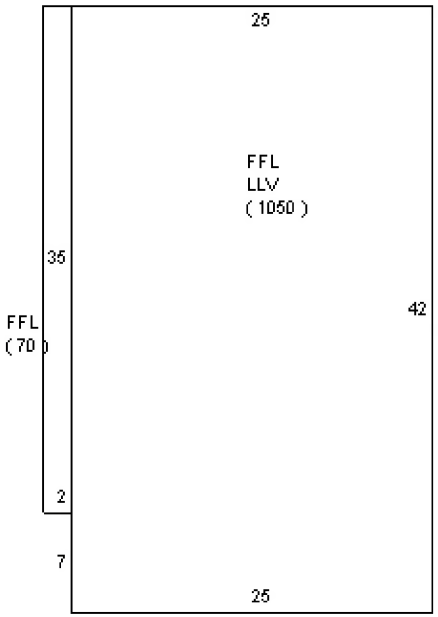
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	227.86
Special Features:	0	Val/Su Net:	173.32
Final Total:	376100	Val/Su SzAd	335.80

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,120	227.860	255,208
LLV	Lower Level	1,050	179.440	188,415

Net Sketched Area:	2,170	Total:	443,622
Size Ad	1120	Gross Are	2170	FinArea	2170
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 039.0-0002-0009.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X9	A	AV	1990	0.00	T	23.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	